

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-12-97

APN 125-12-801-020

Location Racel St.

Applicant Roy I. Ogata & Elaine Ogata

Subject



1 2 3 4 5 6

FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-12-97 N/W GRAND TERN / Farm Blvd.

12-97 SURVEYOR/ENGINEER: GREAT WESTERN SURVEYING, INC.

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11/16/98	JEM	APPROVED w/ condition *	11/18/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	11/18/98	CNC	APPROVED/COND	11/18/98		
FLOOD CONTROL	11/18/98	GREG	APP'D	11/18/98		
SANITATION	11/18/98	BUD	APP'D	11/18/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	11/18/98 1/12/99	MP MP	NOT APPROVED APPROVED	11/23/98 1/14/99		
SURVEY 1ST	11/25/98	MP	not approved	11/30/98		
2ND						

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)
L.D.E.V.: APPROVED: PROVIDED THAT CLV SURVEY TO VERIFY SETTING OF MONUMENTS.

lot lines
should go to
NW, therefore
reas will need
be adjusted -
rect will be
common lot

Attached Comment

12-19-60

This should
be spelled
out:
section 12

S

SEE NOTE ABOVE.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

RECEIVED

99 JAN 20 PM 3:30

PLANNING AND
DEVELOPMENT

Matt,

We received

revised maps

directly from

*owner. New letter
attached. Love
Muir*

DATE: January 12, 1999

OWNER: OGATA, ROY I & E

PM NO: 12-97 (CITY/REVIS

SURVEYOR: RIDER JR, DANNY I

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is not available. Parcel map shows a community well site designated by solid lines with easements to the well, NSDWR Permit Number 52911. Lot sizes meet Health District requirements for installation of individual sewage disposal systems with community water supply as per AG's opinion and CCHD Board Policy. Community well must supply all lots on both PM 12-97 and PM 13-97.

NOTE: No permits will be issued for individual sewage disposal systems until proof of well completion is furnished, i.e., well log. A copy of the recorded parcel map will also be provided to Health District.

Lot 1	20,361 sq ft
Lot 2	22,107 sq ft
Lot 3	21,668 sq ft
Lot 4	23,823 sq ft



FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

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FLOOD CONTROL	11/18/98	GREG	APP'D	11/18/98		
SANITATION	11/18/98	BIRD	APP'D	11/18/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	11/18/98 1/12/99	MP MP	NOT APPROVED APPROVED	11/23/98 1/14/99		
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COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)
L.D.E.V.: APPROVED PROVIDED THAT CLV SURVEY TO VERIFY SETTING OF MONUMENTS.

Attached Comment

lot lines
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common lot

12-19-60

This should
be spelled
out:
section 12

S

SEE NOTE ABOVE.

June 10, 1997

MEMORANDUM

TO: Danny Rider, Jr., PLS Great West Surveying, Inc.	FROM: Rita M. Lumos, PLS City Surveyor <i>RML</i>
SUBJECT: PM 12-97 Bill Watson	COPIES TO: Matt Pinjuv Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The deed provided to us did not include exhibit A, which is the legal description for the property. Please either send or fax that description to this office.

Please change the name for the Director of the Department of Planning and Development.

The recording information for the parcel map used as the basis of bearings is incomplete in that note. Please revise.

This boundary shows a 30 foot half street for Thom Boulevard. The parent parcel map shows a 40 foot half street width for Thom Boulevard. If there has been a 10 foot vacation please indicate the document number on the map.

Please check the dimension across the ingress/egress easement at the right of way of Thom Boulevard.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

July 31, 1997

TO:

Department of Planning & Development

Aug 1 9 42 AM '97

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map

PM-12-97

Roy I. & Elaine Ogata

(west side of Thom Blvd, north of Grand Teton Drive)

COPIES TO:

John McNellis, Anderson, Edelman, Development Coordination

Ed Byrge, Right-of-Way

Chuck Turk, Land Development

Rita Lumos, Survey (FM, PM, & A's only)

Gordon Derr, Traffic Engineering

These comments have been held up pending City Council action on Use Permit U-41-97 which requested approval of a development plan showing more than four homes on a private street in an R-E zoning district. FYI, the Use Permit in regard was approved by the City Council on July 14, 1997.

CONDITIONS OF APPROVAL:

1. Provide written documentation acceptable to Staff that the property owner to the south of this parcel map site concurs with the parcel split proposed and that such owner is willing to provide the other half of the private street needed for this layout to work. Appropriate documentation should also be provided detailing how the private street will be maintained following its creation. To ensure a full-width private street will be created, the property owner to the south of this parcel map site must also have an approvable parcel map (or maps) ready for recordation prior to release of this parcel map. In lieu of a map/maps ready for recordation, the abutting property owner may submit appropriate and acceptable paperwork to create the south half of the needed private street; such half-width, private street creation must be recorded prior to release of this parcel map for recordation. If these provisions can not be satisfied, this parcel map submittal shall not be approved.
2. Construct paving and curb and gutter on the private street corridor internal to this parcel map site prior to or concurrent with the issuance of the first building permit anywhere on this parcel map site. Also, construct a minimum of one lane of paving along with all paving necessary for a functional culdesac bulb on the other half of the required private street corridor concurrent with installation of the above-required private street improvements.
3. Construct a 14'-wide lane of asphalt paving next to the centerline of Thom Boulevard adjacent to the overall parcel map site or, prior to recordation of this parcel map, contribute cash monies to the City equal to the estimated cost of these required improvements [for this site $\$8/\text{LF} \times 168' = \1344.00]. The actual installation of single-lane paving improvements shall be subject to the approval of the Land Development Section and the City Engineer. All monies collected in lieu of improvements, plus all accrued interest, will be held by the City until sufficient neighborhood-wide funding is available to allow the City to construct 28'-wide non-permanent "Goecke" paving, centered on the street centerline, of a minimum length of one block (i.e., from one street intersection to the next nearest street intersection). Only cash monies are accepted in lieu of construction of improvements for this item; no bonds nor other performance security methods are acceptable.
4. Vacation Application VAC-15-97 must record prior to recordation of this parcel map in order to reflect a 30 foot wide right-of-way on Thom Boulevard. If this map records prior to the vacation application, this parcel map shall be revised to reflect a 40 foot wide right-of-way condition.
5. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
6. The ingress/egress easement shown on the spandrel portion of the private street should not be labeled as "public".
7. We question whether a reversionary parcel map needs to be filed on this site prior to recordation of this parcel map.
8. We also question whether this parcel map can be allowed because of current CLV Zoning Code requirements which do not allow the creation of private streets as easements; to our knowledge, private roadways must be created as separate lots.
9. Future development of this site shall also be in accordance with all applicable conditions of approval for U-41-97 and VAC-15-97.
10. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
11. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

CITY OF LAS VEGAS
FIRE SERVICES

RPT:PRINT/MAP/SUBDIVISION
DATE 02/18/98 PAGE 1
TIME 13:34:13:90

LAS VEGAS FIRE DEPARTMENT

SUBDIVISION LISTING

FIRM: GREAT WEST SURVEYING, INC.
ENTITY: CITY OF LAS VEGAS PLANNING

Subdivision: PM-12-97
ROY & ELAINE OBATA (35)

Ref. No. 3359

ELVIS	Approved
ELVIS PRESLEY	Approved
GRACELAND	Street Name Sound Alike
HOUND DOG	Approved
LOVE ME TENDER	Approved
MEMORY	Street Name Duplicate
PRESLEY	Approved

RECEIVED
98 FEB 20 AM 10:54
PLANNING AND
DEVELOPMENT



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: June 2, 1997
OWNER: OGATA, ROY I & ELAINE
PM NO: 12-97 (CITY)
SURVEYOR: RIDER JR, DANNY L

RECEIVED
JUN 6 1 36 PM '97
PLANNING AND
DEVELOPMENT

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT.

Municipal sewer is not available. Parcel map shows a community well site designated by solid lines with easements to the well, NSDWR Permit Number 52911. Lot sizes meet Health District requirements for installation of individual sewage disposal systems with community water supply as per AG's opinion and CCHD Board Policy. This well permit application is for eight (8) lots.

NOTE: No permits will be issued for individual sewage disposal systems until proof of well completion is furnished, i.e., well log. A copy of the recorded parcel map will also be provided to Health District.



MEMO

RECEIVED

DATE

6/2/97

JUN 3 2 35 PM '97

TO:

PLANNING AND DEVELOPMENT DEPT.

FROM:

FIRE PREVENTION DIVISION

PLANNING AND
DEVELOPMENT

SUBJECT:

Pm 12-97 Roy I + LAINE OGATA

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/95

Original - Community Planning

Copy - Fire Prevention Division

INTEROFFICE MEMORANDUM**REQUEST FOR COMMENTS**

PLANNING AND DEVELOPMENT DEPARTMENT	DATE May 20, 1997
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - CHUCK TURK SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-12-97 ROY I. & ELAINE OGATA	

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:

June 2, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE May 20, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-12-97 ROY I. & ELAINE OGATA	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
JUNE 2, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 3/5/97

APPLICATION/PETITION FOR: Parcel Map
(Type of Action Requested)

Project Address (Location): _____
Proposed Use: Residential Assessor's Parcel No.: 125-12-801-020
Project Name: Ogata Parcel Map Ward No.: _____
Existing General Plan: Rural Sixteenth Section: SW of the SE of Section: 12 Township: 19 Range: 60
Proposed General Plan: Same Existing Zoning: RE Proposed Zoning: Same
Gross Acres: 2.42+/- Lots/Units: 1 Density: _____ Commercial Sq. Ft.: _____
Comments/Additional Information/Special Notification: Applicant desires to divide current lot into
4 lots for residential use. This conforms with the current development of
the area.

APPLICANT INFORMATION:

Applicant: Roy I. Ogata and Elaine Ogata Contact: Roy I. Ogata
Address: 3151 N. RAINBOW BLVD. #325
City: LAS VEGAS State: NV Zip: 89108 Tel: (702) 869-5414 Fax: _____
Owner(s): Roy I. Ogata and Elaine Ogata Contact: Roy I. Ogata
Address: 9537 BALLINDARY AVE.
City: LAS VEGAS State: NV Zip: 89129 Tel: (702) 869-5414 Fax: _____
Represented By: Great West Surveying Contact: Danny Rider
Address: 2245 N. Decatur Blvd. Ste. D
City: Las Vegas State: NV. Zip: 89108 Tel: 646-4941 Fax: 646-3393

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

Elaine Ogata

Subscribed and sworn before me this

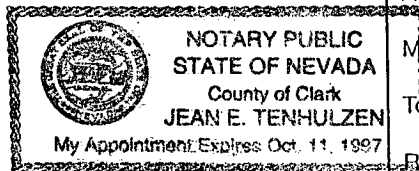
5th

day of

March

19

97



Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-1297

Meeting Date: _____

Date Accepted: 5-19-97

Accepted By: LINDR

Map No.: _____

Total Fee: 300.00

Receipt No.: 4931

COURTESY RECORDING - No Title Liability

970131.0111

AM. R.P.T. \$ 25.00

A.P.N. 125-17-801-020

Record No.

GRANT, BARGAIN, SALE DEED

THIS DIMINUTION WITNESSETH: That LUCILLE A. ROZA, an unmarried woman and WELLA D. QUINLAN, an unmarried woman and WILLIAM P. WATSON, SR. and ELEANOR M. WATSON, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ROY L. OGATA and ELAINE OGATA, Trustees of the ROY L. OGATA and ELAINE OGATA

FAMILY TRUST dated August 18, 1996

all that real property situated in the County of Clark

State of Nevada, bounded and described as follows:

Parcel Three (3) as shown by map thereof on file in File 61 of Parcel Maps, page 2, recorded June 5, 1989 in Book 890605 as Document No. 00870 in the Office of the County Recorder of Clark County, Nevada.

- SUBJECT TO: 1. Taxes for the fiscal years 1996 and 1997.
2. Covenants, Conditions, Restrictions, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereto in anywise appertaining.

DATE: 1/16/97

Lucille A. Roza
Wella D. Quinlan
William P. Watson, Sr.
Eleanor M. Watson

STATE OF NEVADA

COUNTY OF Clark

On 1/16/97

personally appeared before me, a Notary Public, Lucille A. Roza and Wella D. Quinlan and William P. Watson, Sr. and Eleanor M. Watson

personally known (or proved) to me to be the persons whose names are subscribed to the above instrument and acknowledged that they executed the same.

Witness my hand and seal this 16th day of January, 1997.



RECORDING REQUESTED BY: Bill Watson
WHEN RECORDED MAIL TO: Lucille Roza
3131 N. Rainbow Blvd #335 Las Vegas, NV
89108

CLARK COUNTY NEVADA
AUDITHA WANDER, RECORDER
RECORDED AT REQUEST OF
BILL WATSON
81-31-47
BOOK: 970131-1, PAGE: 01111
FEE: 7.00
970131.0111

970131.01112



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ☒ Yes ☐ No
2. List the names of public access streets between this property and the nearest major streets: Race1 St.
3. Describe the existing improvements and/or condition of streets in item #2 above: Currently nonexistent, or gravel road
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: Community well that is already permitted and approved.
5. Will property be serviced by the City Sanitary Sewer System? ☐ Yes ☒ No
If no, indicate how sewer service will be provided: Individual septic systems
6. Is immediate development proposed on the parcels of land to be created: ☒ Yes ☐ No
On which Parcel? #1 #2 #3 #4 ☒
If yes, indicate type of development and anticipated date construction will commence: Single family residence. Upon approval of this map.

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition Form	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	☒	☒	☒	☒	☒	☒								
General Plan Amendment (19.92.040)	☒	☒	☒	☒	☒	☒				☒			☒	
Rezoning	☒	☒	☒	☒	☒	☒		☒		☒			☒	
Extension of Time	☒	☒	☒			☒								
Plot Plan Review	☒	☒	☒	☒				☒	☒	☒				
Special Use Permit	☒	☒	☒	☒	☒	☒		☒	☒	☒				
Variance (BZA)	☒	☒	☒	☒	☒	☒		☒		☒				
Administrative Variance (PC)	☒	☒	☒	☒		☒				☒				
Tentative Map	☒	☒	☒	☒	☒						☒			☒
Final Map	☒	☒	☒	☒	☒							☒	☒	☒
Vacation of Public Rights-of-Way	☒	☒	☒	☒	☒	☒				☒			☒	
Parcel Map	☒	☒	☒	☒	☒							☒	☒	☒
Temporary Commercial Permit	☒	☒	☒			☒		☒		☒				
Home Occupation Permit	☒	☒	☒	☒		☒								☒
Sign Certification	☒	☒	☒					☒		☒				
Review of Condition(s)	☒	☒	☒			☒				☒				
Appeals/Waivers/District Use Review	☒	☒	☒			☒				☒				
Ameridments/Revisions	☒	☒	☒			☒				☒				
Aesthetic Review	☒	☒	☒	☒				☒	☒	☒				
Street Name Change	☒	☒	☒	☒		☒				☒				
Address Change	☒	☒	☒	☒		☒				☒				
Development Plan Review	☒	☒	☒	☒	☒	☒		☒	☒	☒			☒	
City Referral Group Site Plan Review	☒	☒	☒				☒	☒	☒	☒				
P.C. District Modification (land use)	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒				
P.C. District Deviation (variance)	☒	☒	☒	☒		☒	☒	☒		☒				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

[Signature]
Applicant's Signature

3-5-97
Date